



***Town of Tyngsborough
Planning Board***
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext 115

Tyngsborough Planning Board Meeting Minutes December 7, 2006

Attachments: 1-Meeting Agenda **APPROVED**
Members Present:

Caryn DeCarteret, Chairman
Darryl Wickens, Vice Chairman
Steve Nocco, Treasurer
John Forti, Secretary
Joyce M. Harrington (Clerk)
Jesse Johnson (Consulting Engineer)

Members Absent: Mark Pease, NMCOG Liaison

To take action on agenda items (see attached agenda) and any other business brought before the Board.

Administrative 1 Discussion Tyns Crossing 28 Farwell Road

In attendance Attorney, Douglas Deschense

The Board reviewed the open items and requested the following from the applicant:

1. Add low growth specimen to landscape plan between sugar maples to reduce the 50' gap between each tree and act more as a screen (which replace the old growth trees removed)
2. Obtain written acknowledgement from ANR Lot C owner that trees to be planted to replace those removed are not be cut down - possible future deed restriction in the case of sale of home
3. Add a deed restriction to Lot 5 that new trees may not be removed
4. Address problems with Form H: Property owner Tyngs Crossing, LLC not Dennis Page (personally) and plan referenced in Form H is ANR plan not subdivision plan
5. Developer to work with Historical and outside wall expert to reconstruct wall according to their direction. Developer to submit letter from Historical upon completion
6. Bond plus escalation calculation to be submitted to developer for Tri-Party Agreement on Tues 12/12/06. Tri-Party agreement and bond calculation worksheet then to be forwarded to Atty Zaroulis for review and approval
7. Applicant's engineer to check recharge units for proper function. Standing water was observed in units above stone level.

The Board previously requested that the applicant supply a copy of the recorded plans, as they had only submitted the Form H. Upon receipt of the recorded plan, it was discovered that they had only recorded the top page. The Board requested that all pages be recorded. The applicant did supply new mylar plans to be signed by the Board. They will then be recorded after a final review by Ross.

Administrative 2 ANR Plan application – Althea Avenue – Frank Schneider

The applicant would like to convert the three (3) existing lots at 59, 61, and 63 Althea Avenue into two (2) lots. The lots at 63 and 61 Althea Avenue currently have an existing dwelling constructed in 1921, along with a garage and septic system which services the existing dwelling. The remaining lot at 59 Althea Avenue contains a single family dwelling constructed in 1921, which will be retained by the applicant.

The Planning Board Clerk will draft a letter to Town Counsel for his opinion.

Administrative 3 Bond Release Beaver Run “South” Tim McCarron

Tim McCarron did not appear before the Board to ask for the Bond reduction. The Board did not vote on a reduction.

Administrative 4 Approval of Minutes

There were no minutes for approval.

Motion: S.Nocco to adjourn at 9:00PM

Second: D.Wickens

Carries

Minutes taken and respectfully submitted by
Joyce Harrington, Clerk